



2173 MELISSA CRESCENT
BURLINGTON

PRESENTED BY
ROBERT SADLIER





On a quiet, mature street in Burlington's Brant Hills Community is where you will find this lovely home within walking distance to 2 Public and 1 Catholic elementary schools. In addition, the City has just completed a New Community Centre and Library down the street. This 3 bedroom, 2-bathroom home is much larger than it looks and has Loads of potential. The open Living Room and Dining Room Concept combination is off the Kitchen with a side entrance to the backyard and BBQ. The Kitchen Skylight, coupled with a Large bay window in the Living Room makes for a Bright, Light and Airy Main Level. The second level is where you will find 3 bedrooms and a four piece bathroom.

The third level is finished and complete with a three piece bathroom and a large closet for storage. This is a very large room for your Entertainment Centre and to use entertaining your Family and Friends. In addition, for Convenience, this home has Central Vacuum in the home for your Busy Family.

The fourth level is where you will find a large unfinished laundry room and another unfinished large room waiting for your design touches. The lot is large, private, and fenced for your pets if you have them or just a sanctuary for yourself in the back yard. The sprinkler system in the front and back yard is perfect for the Artistic Gardener and the rear yard is a blank slate ready to be painted. Come in for a visit and see for yourself what Value this Home offers.









PROPERTY FEATURES

Location	Brant Hills, Cavendish/Brant
Lot Size	34.15 x 114.55
Style	4 Level Back Split, Link with Attached Single Garage with Inside Entry Double wide drive, Ample parking
Taxes	\$3,278.10 (2019)
Age of Home	1978
Square Footage	1068 (2 levels above grade) plus 2 levels below grade
# of Bedrooms	3
# of Bathrooms	2
Roof	Replaced 2017
Furnace/AC	2011
Vacuum	Central Vacuum with Attachments
Sprinkler System	Front and Back Yard
Recreation Room	Partially Finished Basement Bright and Light Rec Room completely finished with 3-piece bath
Laundry Room	Large laundry room unfinished, with large additional room for games room/ playroom
Close To	Go Station, QEW, QEW Niagara, 407, Hwy # 5, Major Bus Routes, Big Box Stores, Amenities, Schools, Place of Worship, Royal Botanical Gardens, Bruce Trail and Escarpment Trail, LaSalle Rowing Club, LaSalle Park



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SALES REPRESENTATIVE

Your BEST Interest is our ONLY Interest

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